

**FINAL PLAT APPLICATION**

**PROPERTY DESCRIPTION:**

Proposed Subdivision Name: Mad Triangle Addition, Lots 2R1 & 2R2, Block A

Blocks and Lots: 2 lots, 1 block

General Property Location (street name and block number or nearest cross street):  
1640 W Euless Blvd. Euless, Tx

Current Legal Description (abstract and tract number): Lot 2, Block A, Mad Triangle Addition

Acreage: 2.0 Intended Land Use: Commercial

Current Zoning (including the number of acres contained within each district): \_\_\_\_\_

Texas Highway 10 Multi-use District (TX-10)

Proposed Zoning (including the number of acres to be contained within each district): \_\_\_\_\_

Are any modifications to public facilities required with this proposed facility? ☒ Yes ☐ No

**PROPOSED BUILDING STATISTICS:**

**Number of Lots Proposed:**

Single Family Lots \_\_\_\_\_  
Duplex Lots \_\_\_\_\_  
Multifamily Lots \_\_\_\_\_  
Commercial Lots 2  
Industrial Lots \_\_\_\_\_  
Other (Specify) \_\_\_\_\_  
TOTAL 2

**Smallest Lot:**

Lot # 2R2  
Lot Size: 0.73  
**Largest Lot:**  
Lot # 2R1  
Lot Size: 1.27  
Average Lot Size: 1.0

**If Residential:**

Number of Units: \_\_\_\_\_  
Acres: \_\_\_\_\_  
Density (Units/Acre): \_\_\_\_\_

**SIGNATURES:**

Property Owner/Agent: Mad Triangle LLC

Signature: [Signature]

Mailing Address: 1630 W. Euless Blvd.

City: Euless State: TX Zip Code 76040

Telephone (817) 267-5555

Fax (817) 571-7772

Email: dan@restoresmart.com

Developer: Vaquero Ventures Management, LLC

Signature: [Signature]

Mailing Address: 3211 West 4th Street

City: Fort Worth State: TX Zip Code 76107

Telephone (817) 703-1933

Fax (817) 984-8373

Email: kcosby@vaqueroventures.com



### SIGNATURES:

Design Engineer or Land Planner:

Name: CEI Engineering Associates, Inc.

Signature: [Signature]

Mailing Address: 3030 LBJ Freeway, Suite 100

City: Dallas State: TX Zip Code 75234

Telephone (972) 488-3737

Fax (972) 488-6732

Email: bdownum@celeng.com

Surveyor:

Name: JPH Land Surveying, Inc.

Signature: [Signature]

Mailing Address: 807 Bluebonnet Drive, Suite C

City: Keller State: TX Zip Code 76248

Telephone (817) 438-4961

Fax (817) 438-4961

Email: robert@jphls.com

### ACKNOWLEDGMENTS

I, the undersigned, being the property owner of record or representing the property owner of record, hereby make application for approval of the attached Plat or Land Plan.

[Signature]  
Property Owner's Signature

January 20, 2014

Date

Daniel J. Fry

Property Owner's Name, Printed

### OFFICE USE ONLY:

Fee Paid:

\$2750

Received By:

Alicia D

Date Received:

2/6/14

Case Number:

14-01-RP

H.T.E. Number:

14-16000001



## INFORMATION TO BE INCLUDED ON ALL REPLATS

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

### Plat Layout

- ☒ Title Block near lower right corner, appropriate for the type of Plat
- ☒ City approval block
- ☒ Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- N/A* ☒ Signature and seal of Plat preparer (on every submittal)
- ☒ North indicator, Graphic scale, Sheet number
- ☒ All print is to be 5' on a scale of 1 inch = 50 feet
- ☒ Vicinity map to scale
- ☒ Boundary of the site, with *GRID* true bearings to nearest second and distances to nearest hundredth. Exact layout of all arc lengths, radii, deflection angles, chord lengths and bearings, and tangent lengths and bearings.
- ☒ Location, size, and purpose of all easements, including but not limited to utilities, drainage, flowage, and emergency access
- N/A* ☒ Additional documentation necessary for the dedication or conveyance of easements or rights of way as required by the City
- ☒ Lot lines with bearings and distances
- ☒ Block and Lot designations
- ☒ Square feet or acreage of each lot in a table or placed on lots
- ☒ Required building setbacks
- N/A* ☒ Accurate ties to the abstract and survey corners as required by state survey law (commencing)
- ☒ Location of correct number of property corners to be monumental (see UDC 84-441 section (5) a). Identify in a table the horizontal control data for each monument required. Include vertical control data at for the Plat.
- ☒ Grid bearing and distance to two city control monuments, for at least two corner monuments
- N/A* ☒ True bearing and distance to the nearest established streetline that has know and identifiable point (commencing).
- N/A* ☒ Special restrictions such as flood way, adjacent minimum finished floor elevations, and perpetual maintenance agreements for floodway and flood plain
- ☒ Outline of all property which is offered for dedication to public use, with purpose indicated
- N/A* ☒ Outline of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

### Notes, Certifications

- ☒ Owner's Certificate and Dedication Form
- ☒ Engineer/Surveyor Attestation Form
- ☒ Impact Fee Table
- ☒ Use *GRID* true bearings on plats and legal descriptions submitted to this city. Place a note that provides the rotational angle and combined scale factor for conversion from true grid to city grid.

- N/A ☐ Perpetual Maintenance Agreement statements and filing data for offsite Perpetual Maintenance easements and agreements
- ☒ Note stating "Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholdings of utilities and building permits."
- ☒ Note stating the purpose of the replat.
- N/A ☐ If property is located east of Euless Main Street, add an Avigation Easement statement and a note stating "This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside."
- N/A ☐ Entry easements to allow City inspectors to enter the property being platted for the purpose of inspecting the construction of public improvements, if required by staff

**Surrounding Property and Street Information (200 feet around subject property)**

- ☒ Property lines; existing right of way widths; street intersections, street names, and street center lines.
- ☒ Filing data, owner's name, easements by separate instrument, etc.
- N/A ☐ True bearing and distance to the nearest established street line (commencing)

**PLAT PREPARER'S ACKNOWLEDGEMENT:**

I prepared this Plat in accordance with the City of Euless Unified Development Code.

  
\_\_\_\_\_  
Plat Preparer's Signature

2/3/14  
\_\_\_\_\_  
Date

ROBERT A. HANSEN, RPUS 6439  
\_\_\_\_\_  
Printed Name

PROJECT MANAGER  
\_\_\_\_\_  
Printed Title